

**TABLE 3-3**  
**Community Based and Housing Development Organizations**

## ***Community Based Development Organizations***

### **Islandview Village Development Corporation**

**Mission:** The creation of a comprehensive redevelopment plan for area including housing, large and small business development, community organizations, public safety, social services, and recreation. Its method is goal setting and needs assessment based on extensive consultation with residents.

**Area Served:** Mack (N), Baldwin (E), Jefferson (S), Mt. Elliott (W)

#### **Projects Underway or Ongoing**

- Twice yearly anti-crime rallies
- Housing purchase and rehab, infill housing, and minor home repairs for/with owners
- Neighborhood watch organization
- Neighborhood clean-up, in conjunction with annual "Clean Sweep" initiative
- Technical assistance for neighborhood groups' strategic planning efforts
- Development of commercial strips on Mack, Kercheval and Jefferson.
- Attracting a Laundromat into the neighborhood
- Attracting a major retail center

#### **Projects Completed**

- 25 houses repaired
- Asset and barrier assessment, needs assessment and goal setting initiative

#### **Projects Planned**

- 5-Year Goals target area: Kercheval (N), Jefferson (S), Mt. Elliott (W), Baldwin (E)
- Demolition of unsafe housing
- Construction of 35-40 single family units affordable to low and moderate income households
- Rehab/development of 60 rental units affordable to low and moderate income households
- Commercial facade improvements on Kercheval
- Laundromat with upper story office space
- Commercial center at Helen, Bellevue, Jefferson and Lafayette
- Facilitate business expansion in Model Industrial area

### **Detroit Eastside Collaborative (DECC)**

**Mission:** Consortium of 14 neighborhood organizations on Detroit's east side formed to expand the capacity of member groups to plan and implement community economic development projects, to create and retain jobs and to address common housing and land use concerns.

**Area Served:** Detroit east of Woodward

**TABLE 3-3 continued**  
**Community Based and Housing Development Organizations**

**Projects Underway or Ongoing**

With the technical assistance of University of Michigan Law School:

- Assists non-profit development corporations with incorporation process and other legal documents, environmental guidelines and agreements with for-profit developers.

With the assistance of University of Michigan AmeriCorps volunteers:

- Creating the first Model Urban Industrial Area in the Empowerment Zone.
- Creating community based economic development handbooks

**Projects Completed**

With the technical assistance of University of Michigan Planning and Urban Design students:

- Housing conditions surveys
- Adaptive reuse plans for historical structures
- Plans for community run produce market, child oriented neighborhood parks, "lotscaping" training program, and constructive uses of vacant lots

With the assistance of the University of Michigan AmeriCorps volunteers:

- Report on the commercial development potential of four east side sites.
- Development plans for several participating non-profit community organizations

**United Streets Networking and Planning: Building a Community**

(U-SNAP-BACK)

**Mission:** Coalition of 11 community and business organizations working to improve their neighborhoods and strengthen the businesses that serve them by promoting economic growth and neighborhood improvement.

**Area Served:** East McNichols (N), Cadieux (E), Charlevoix (S), and Van Dyke (W)

**Projects Underway or Ongoing**

- Purchase and rehab of abandoned houses for low income buyers who must complete a home owners training program and put 120 hours work into their future home and community.
- Lease purchase program
- In conjunction with Mack-Alter Redevelopment Project, production of 500 single family homes and rental units
- Provides community business support services:
  - Financing assistance
  - Workshops and monthly lunch meetings to bring together local business owners and experts who can assist them
  - Monitors City zoning decisions to keep undesirable businesses out of the area
- In collaboration with YouthBuild Detroit:
  - Train youth in the building trades
  - Aid families in self sufficiency with help in economic planning

**Projects Completed**

- Repaired 280 homes
- 6 HUD homes acquired, renovated and sold
- Mortgage commitments for 12 additional homes (Comerica Bank)
- 36 home buyers complete workshops and are eligible for home purchase

**TABLE 3-3 continued**  
**Community Based and Housing Development Organizations**

**Projects Proposed**

- Morningside Commons (Mack, Warren, Balfour, Alter) including a combination of infill and rehab (where possible). Phase 1 includes 30 3-bedroom units in the \$55,000 - \$95,000 price range (adjusted for subsidies)

**Warren-Conner Development Coalition**

**Mission:** Supports development of businesses, the work force, real estate, youth, and the neighborhood. Encourages financial, social and personal reinvestment in the community.

**Area Served:** Detroit City Airport (N), Alter and Hays (E), Detroit River (S), Mt. Elliott (W)

**Projects Underway or Ongoing**

- Partnership for Economic Independence: a comprehensive, family focused program to employ the chronically jobless. Each year 250 families work through the program which includes overcoming obstacles to jobs, such as child care, transportation, and drug abuse, and job training in construction, manufacturing and health care.
- Youth on the Edge of Greatness: a program that works with parents to improve public schools.
- Eastside Industrial Collaborative: cooperative program between small east side manufacturers to overcome obstacles to employment. Has set standards for east side grocery stores.
- Provides training and assistance to new and old neighborhood organizations.

**Projects Completed**

- Developed a neighborhood commercial area called Mack Alter Square, in conjunction with daughter organization Detroit East Community Development Corporation, a locally underwritten real estate development organization

**Fellowship Non-Profit Housing Corporation**

**Mission:** The revitalization of several east side neighborhoods and Mack Avenue.

**Area Served:** Gratiot (NW) and Shoemaker (NE), St.. Jean (E), East Grand Boulevard (W)

Target area: Warren (N), McClellan (E), Mack (S) and Seminole (W)

**Projects Underway or Ongoing**

- Implementation of a housing rehab and infill housing plan, and a commercial and economic development plan (first rehab was scheduled to begin in early 1997).
- Participation in "Clean Sweep" and "Paint the Town" initiatives.

**Projects Completed**

With technical assistance from Michigan State University Planning students:

- Developed a two part plan to first, rehabilitate 50 existing homes, build 50 new infill housing and create recreational spaces, and second a plan for economic and commercial development.

**TABLE 3-3 continued**  
**Community Based and Housing Development Organizations**

**Church of the Messiah Housing Corporation**

**Mission:** Arresting the deterioration of housing in the Islandview neighborhood

**Projects Underway or Ongoing**

- Building 28 new rental townhouses and 20 new single family homes.
- Low cost construction specification writing, cost estimating and project management services for non-profit developers of multi-family housing and commercial rehab projects.
- Property management services to providers of low income rental housing.
- Provides home buyer training programs and credit counseling services

**Projects Completed**

- Purchased and renovated four apartment buildings with 156 units, and five duplexes with 10 units of rental housing.
- Developed 21 new townhouse units in its Field Street In-fill Housing Development and Neighborhood Partnership Plans programs.
- Coordinated repairs of 1,000 houses at cost of \$4.5 million

**Projects Planned**

- Project area: Lafayette (N), Jefferson (S), East Grand Boulevard (W), Sheridan (E)
- 150 - 200 new rental units
- Renovation of existing apartment buildings
- 10 - 15 new market rate single family homes
- Offices for Housing Corporation
- 14,000 - 20,000 SF of new commercial space in two buildings on Field
- Streetscape improvements

**Morningside**

**Mission:** To rehabilitate housing, control crime, initiate youth programs , and make its neighborhood a more attractive place

**Area Served:** East Warren (N), Whittier/Outer Drive (E), Mack (S), and Alter (W)

**Projects Underway or Ongoing**

- Aids home owners in getting MHSDA exterior repair grants and NOF grants for home repairs
- Plans to increase rate of purchase and rehab to 6 houses per year
- Participates in neighborhood Clean Sweep initiatives
- Participates in Eastside Tire Sweep
- Sponsors weekend crime control radio patrol
- Holds annual flower sale in the spring to encourage neighborhood beautification and encourages Block Clubs to decorate with red ribbon for Christmas
- Runs a recycling program for plastic jugs and glass
- Sponsors basketball and soccer teams for 150 7-14 year olds

**TABLE 3-3 continued**  
**Community Based and Housing Development Organizations**

- Acts as a voice for the community and other community groups in dealings with the City; watch dogs City's enforcement of building codes, vacant lot clean up, police protection, etc.
- Networks volunteers and volunteer initiatives
- Facilitates Block Club organization and activities

**Projects Completed**

- Bought, rehabilitated, and sold four single family homes
- Helped ten residents get MSHDA exterior repair grants
- Organized 100 volunteers to spruce up grounds of Clark elementary school
- Sponsored and organized a graffiti paint out on E. Warren

**West Village Association**

**Mission:** The preservation and improvement of an historical neighborhood

**Area Served:** Kercheval (N), Parker (E), Jefferson (S), and Seyburn (W)

**Projects Underway or Ongoing**

- Maintenance of all parks in area
- Mowing and planting of all City-owned vacant lots
- Installation and maintenance of planters at each corner
- Purchases vacant lots for future development
- Building eight new town houses on vacant lots
- Working on a million dollar commercial residential rehab project
- Runs the Historic Areas Security Patrol, with Indian Village and Berry Subdivision
- Sponsors four community parties per year
- Runs a fundraising home tour each year

**Projects Completed**

- Lobbied for and received historic designation for neighborhood
- Attracted private owners to rehab more than 500 homes in area with out public funds
- Planted more than 100 trees
- Developed and landscaped a neighborhood park at Seyburn and Lafayette
- Has completed minor repairs to 400 homes

**Detroit Catholic Pastoral Alliance**

no information available

***Housing Development Organizations***

**Church of the Messiah Housing Corporation**

See listing in Community-based Development Organizations

**TABLE 3-3 continued**  
**Community Based and Housing Development Organizations**

**Eastside Emergency Center**

**Mission:** Began as an organization providing temporary shelter and self sufficiency programs for the homeless, it is now a Community Housing Development Organization with many programs that create alternatives for the homeless.

**Projects Underway or Ongoing**

- Completing a \$3.4 million apartment building with a health clinic, counseling services, and day care facilities to provide 30 units of transitional housing for homeless mothers and children.

**Fellowship Non-Profit Housing Corporation**

See listing in Community-based Development Organizations

**IslandView Village Development Corporation**

See listing in Community based Development Organizations

**Jefferson Avenue Housing Development Corporation**

**Mission:** Faith-based organization with the vision of rebuilding the surrounding neighborhood with community participation in planning

**Area Served:** Fischer (w), Cadillac (E), Kercheval (N), Jefferson (S)

**Projects Planned**

East Village including:

- 381 infill homes in a variety of styles, sizes and sales prices
- Rehab of existing homes (single family and duplex)
- Parking for existing apartment buildings
- Commercial facade improvements on Jefferson and Kercheval
- Park system and street improvements

**United Streets Networking and Planning: Building a Community**

(U-SNAP-BACK)

See listing in Community Based Development Organizations